



Checklist for Cottage Industry Attach with Special Exception

In order to grant approval of a Cottage Industry, the following standards must be addressed. Please provide a written response to each condition below or note if provided on attached site plan.

Chapter 190 of Talbot County Code, §190-39 Cottage Industry

B. Standards for Cottage Industry:

[1] Minimum lot size: five-acres.

[2] The cottage industry shall not occupy more than 3,000 square feet in a single accessory structure or in a combination of accessory structures.

[3] No more than one cottage industry per residence or lot is permitted.

[4] Site plan approval is required. See Chapter 190, Article IX, § 190-184.

[5] The property used for the cottage industry shall contain the primary residence of the proprietor.

[6] If the proprietor is not the property owner, evidence of permission of the property owner to use the property for the cottage industry must be provided to the Planning Director.

[7] Setbacks:

- (a) From neighboring property lines: 150 feet
 - (b) From neighboring residences: 200 feet
 - (c) From tidally influenced waters: 100 feet for work, storage, and vehicle parking areas.
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[8] All outdoor storage associated with the cottage industry, equipment, and work areas shall be screened from adjacent properties and public ways. Equipment does not include properly licensed and tagged vehicles.

[9] Any change, enlargement or alteration of a cottage industry use, or of the structure and facility occupied by the use, shall require special exception approval.

[10] New accessory structures for cottage industries:

- (a) Properties who desire to construct a new accessory structure for a cottage industry must own and reside on the property.
 - (b) Proprietors of a cottage industry operated on land owned by an immediate family member may be allowed to construct a new accessory structure.
 - (c) Proprietors who rent their primary residence on property that contains the cottage Industry must operate the cottage industry using existing accessory structures only.
 - (d) New accessory structures shall be limited to a roof ridge height of not greater than 25 feet.
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[11] No more than five nonresident employees shall report to a cottage industry site.

[12] In the VC district employees shall not report prior to 7:00 a.m. or leave after 9:00 p.m.

[13] No use shall require internal or external construction features or the use of electrical, mechanical, or other equipment that would change the fire rating of the structure or in any way increase the fire danger to neighboring structures or residences.

[14] Sale of any manufactured item related to a cottage industry shall occur off premises.

[15] Cottage industries on lots less than five acres and approved prior to adoption of this chapter:

- (a) All work associated with the cottage industry must be carried out in an accessory structure.
 - (b) All materials and equipment associated with the cottage industry shall be stored inside the accessory structure.
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